

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Peri-urban use zone (Conservation use zone) to Industrial use zone for establishment of food processing industry in Sy.No.828/P of Chegur (V), Kothur (M), Mahabubnagar District to an extent of Ac.2-26 Gts. - Confirmation of Draft variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.MS.No. 55

Dated:12.03.2015.

Read the following:-

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.100550/MP1/Plg/HMDA/2013, dated 08.07.2013.
2. Government Letter No.16637/I1/2013-1, MA&UD Department, dated 20.7.2013.
3. From the Commissioner of Industries, AP., Hyderabad, Letter No.29/1/20133/15654, dated 04.11.2013.
4. Government Letter No.16637/I1/2013-2, MA&UD Department, dated 5.2.2014.
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.100550/MP1/Plg/HMDA/2013, dated 27.03.2014.
6. Memo.No.16637/I1/2013-3, MA&UD (I1) Department, dated:28.05.2014.
7. From MC., HMDA, Letter No.100550/MP1/Plg/HMDA/2013, Dt:07.08.2014.
8. Govt. Lr. No.16637/I1/2013-4, MA & UD (I1) Department, Dated:06.01.2015.
9. From MC., HMDA, Letter No.100550/MP1/Plg/HMDA/2013, Dt:14.02.2015.

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ORDER:

The draft variation to the land use and proposed deletion of notified Master Plan road envisaged in the Notified Metropolitan Development Plan - 2031, issued in Government Memo 6th read above was published in the extraordinary issue of Andhra Pradesh Gazette No.248, Part-I, dated 31.05.2014. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.6,81,810/- (Rupees six lakhs eighty one thousand and eight hundred and ten only) towards development charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette, **dated 17.03.2015.**

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

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NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified in the Metropolitan Development Plan - 2031, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.No.828/P of Chegur Village, Kothur Mandal, Mahabubnagar District to an extent of Ac.2-26 Gts., which is presently earmarked for Peri-urban use zone (Conservation use zone) in the Notified Metropolitan Development Plan - 2031 is now designated as Industrial use zone for establishment of food processing industry, subject to following conditions;

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall provide the BT surface road from Chegur to Thimmapur Village road.
13. that the applicant shall pay 33 1/3 % of compounding fee both for land use conversion charges and construction charges for constructing industries without obtaining prior permission.
14. that the applicant shall provide green buffer of 6 Mtrs., towards Peri-urban use (vacant land on ground)

SCHEDULE OF BOUNDARIES

NORTH : Existing 40 feet wide Katcha road in
Sy.No.828(P) of Chegur Village.

SOUTH : Sy.Nos.801(P) and 802(P) of Chegur Village.

EAST : Sy.No.828(P) of Chegur Village.

WEST : Sy.No.828(P) of Chegur Village.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

M.G. GOPAL
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development
Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling,
Hyderabad. (in name cover)
The District Collector, Mahabubnagar District.
Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER